

164.0

0003

0009.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

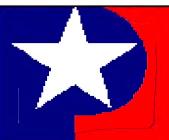
910,200 / 910,200

USE VALUE:

910,200 / 910,200

ASSESSED:

910,200 / 910,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3-5		ACTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PUSTIZZI SALVATORE	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 85 PARTRIDGE AVENUE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02145 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,777 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2650 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5777		Sq. Ft.	Site		0	70.	1.03	8									415,317						415,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5777.000		494,300		600		415,300		910,200							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average														
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	1	Rating:	Average														
Roof Struct:	2 - Hip			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average														
Color:	TAN			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1915	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2									
Sec Int Wall:		%		Economic:			%	Additions:		1	5	3									
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:		%		Total:	26.4	%		Plumbing:													
Bsmnt Flr:	12 - Concrete							Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								General:													
Electric:	3 - Typical																				
Insulation:	2 - Typical																				
Int vs Ext:	S																				
Heat Fuel:	1 - Oil																				
Heat Type:	3 - Forced H/W																				
# Heat Sys:	2																				
% Heated:	100			% AC:	50																
Solar HW:	NO			Central Vac:	NO																
% Com Wall				% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 164.0-0003-0009.B								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y	1	10X13	A	AV	2010	5.13	T	7.2	104			600		600				
More: N	Total Yard Items:	600		Total Special Features:					Total:	600											